

REAL ESTATE EXCISE TAX AFFIDAVIT

CHAPTER 82.45 RCW – CHAPTER 458-61A WAC

93330

This form is your receipt
when stamped by cashier.

PLEASE TYPE OR PRINT

THIS AFFIDAVIT WILL NOT BE ACCEPTED UNLESS ALL AREAS ON ALL PAGES ARE FULLY COMPLETED

(See back of last page for instructions)

☐ Check box if partial sale of property

If multiple owners, list percentage of ownership next to name.

1 SELLER GRANTOR	Name <u>Mark Hinton and Joni J. Hinton, husband and wife; Hinton Development Corporation, a Washington corporation and Hinton</u>	2 BUYER GRANTEE	Name <u>RES-WASH ONE, LLC, a Florida limited liability company</u>		
	Mailing Address _____		Mailing Address <u>700 NW 107th Avenue Suite 200</u>		
	City/State/Zip _____		City/State/Zip <u>Miami, FL 33172</u>		
	Phone No. (including area code) _____		Phone No. (including area code) _____		
3	Send all property tax correspondence to: <input checked="" type="checkbox"/> Same as Buyer/Grantee		List all real and personal property tax parcel account numbers – check box if personal property	List assessed value(s)	
	Name _____	<u>091103-172</u> <input type="checkbox"/>			<u>1,044,600.00</u>
	Mailing Address _____	<u>091103-173</u> <input type="checkbox"/>			<u>109,760.00</u>
	City/State/Zip _____	<input type="checkbox"/>			
	Phone No. (including area code) _____	<input type="checkbox"/>			

4 Street address of property: _____

This property is located in Clark County

☐ Check box if any of the listed parcels are being segregated from another parcel, are part of a boundary line adjustment or parcels being merged.

Legal description of property (if more space is needed, you may attach a separate sheet to each page of the affidavit)

See Exhibit "A" attached

5 Select Land Use Code(s):
91 - Undeveloped land (land only)
enter any additional codes: _____
(See back of last page for instructions)

	YES	NO
Was the seller receiving a property tax exemption or deferral under chapters 84.36, 84.37, or 84.38 RCW (nonprofit organization, senior citizen, or disabled person, homeowner with limited income)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
Is this property designated as forest land per chapter 84.33 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property classified as current use (open space, farm and agricultural, or timber) land per chapter 84.34 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Is this property receiving special valuation as historical property per chapter 84.26 RCW?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

If any answers are yes, complete as instructed below.

(1) NOTICE OF CONTINUANCE (FOREST LAND OR CURRENT USE)
NEW OWNER(S): To continue the current designation as forest land or classification as current use (open space, farm and agriculture, or timber) land, **you must sign on (3) below.** The county assessor must then determine if the land transferred continues to qualify and will indicate by signing below. If the land no longer qualifies or you do not wish to continue the designation or classification, it will be removed and the compensating or additional taxes will be due and payable by the seller or transferor at the time of sale. (RCW 84.33.140 or RCW 84.34.108). Prior to signing (3) below, you may contact your local county assessor for more information.

This land ☐ does ☐ does not qualify for continuance.

DEPUTY ASSESSOR

DATE

(2) NOTICE OF COMPLIANCE (HISTORIC PROPERTY)
NEW OWNER(S): To continue special valuation as historic property, **sign (3) below.** If the new owner(s) does not wish to continue, all additional tax calculated pursuant to chapter 84.26 RCW, shall be due and payable by the seller or transferor at the time of sale.

(3) OWNER(S) SIGNATURE

PRINT NAME

7 List all personal property (tangible and intangible) included in selling price.

If claiming an exemption, list WAC number and reason for exemption:

WAC No. (Section/Subsection) 458-61A-215 (1) (5)

Reason for exemption _____
To clear title

Type of Document Quit Claim Deed

Date of Document 2/28/14

Gross Selling Price	\$ _____
*Personal Property (deduct)	\$ _____
Exemption Claimed (deduct)	\$ _____
Taxable Selling Price	\$ _____ 0.00
Excise Tax : State	\$ _____ 0.00
<u>0.0050</u> Local	\$ _____ 0.00
*Delinquent Interest: State	\$ _____
Local	\$ _____
*Delinquent Penalty	\$ _____
Subtotal	\$ _____ 0.00
*State Technology Fee	\$ _____ 5.00
*Affidavit Processing Fee	\$ _____
Total Due	\$ _____ 10.00

A MINIMUM OF \$10.00 IS DUE IN FEE(S) AND/OR TAX
*SEE INSTRUCTIONS

8	I CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS TRUE AND CORRECT.		
Signature of Grantor or Grantor's Agent	<u>Tiffany K. Johnson</u>	Signature of Grantee or Grantee's Agent	<u>Jessie Harris</u>
Name (print)	<u>Tiffany K. Johnson</u>	Name (print)	<u>Jessie Harris</u>
Date & city of signing:	<u>3/4/14 Vancouver</u>	Date & city of signing:	<u>3/4/14 Vancouver WA</u>

Perjury: Perjury is a class C felony which is punishable by imprisonment in the state correctional institution for a maximum term of not more than five years, or by a fine in an amount fixed by the court of not more than five thousand dollars (\$5,000.00), or by both imprisonment and fine (RCW 9A.20.020 (1C)).

EXHIBIT A
(Legal Description)

A portion of the Northwest quarter of the Southeast quarter of Section 3, Township 3 North, Range 2 East, Willamette Meridian, City of Battle Ground, Clark County, Washington, described as follows:

BEGINNING at a concrete monument with brass cap marking the Quarter corner between Sections 2 and 3; thence North 89°27'07" West, along the North line of the Southeast quarter of Section 3, for a distance of 1510.18 feet to a ½ inch iron rod as shown in Book 41 of Surveys at page 160, Clark County Auditor's Records, said point being the Northwest corner of the CITY OF BATTLE GROUND TRACT as described under Clark County Auditor's File No. 8811210044; thence South 00°48'26" West, along the West line of the CITY OF BATTLE GROUND TRACT, 829.40 feet to a ½ inch iron rod (Survey 41-160); thence continuing along the West line of the CITY OF BATTLE GROUND TRACT, South 00°44'55" West, 60.55 feet to a 1/2 inch iron rod (Survey 41-160) marking the Northeast corner of the BATTLE GROUND ASSOCIATES TRACT as described under Clark County Auditor's File No. 9106170021; thence North 89°22'24" West along the North line of the BATTLE GROUND ASSOCIATES TRACT, 350.00 feet to the TRUE POINT OF BEGINNING; thence continuing North 89°22'24" West 258.24 feet to a 1/2 inch iron rod (Survey 41-160) marking the Northwest corner of the BATTLE GROUND ASSOCIATES TRACT; thence South 00°34'33" West, 430.16 feet to a 1/2 inch iron rod (Survey 41-160) marking the Southwest corner of the BATTLE GROUND ASSOCIATES TRACT, said point also being at the Northwest corner of the BATTLE GROUND SCHOOL DISTRICT #119 TRACT as described under Clark County Auditor's File No. 8001080068; thence North 89°22'33" West, along the North line of the GARDNER TRACT as described under Clark County Auditor's File No. 9502140193, for a distance of 372.78 feet to a 1/2 inch iron rod (Survey 41-160) on the East right-of-way line of State Route 503 as shown on the Washington State Department of Transportation right-of-way and alignment plan dated June 4, 1994; thence North 00°54'57" East, along said East right-of-way line, 739.38 feet to the Southwest corner of the CITY OF BATTLE GROUND TRACT as described under Clark County Auditor's File No. 3126557; thence South 89°27'07" East, along the South line of the CITY OF BATTLE GROUND TRACT, 627.82 feet; thence South 00°47'46" West, 310.06 feet to the TRUE POINT OF BEGINNING.


AND a portion of the Northwest quarter of the Southeast quarter of Section 3, Township 3 North, Range 2 East, Willamette Meridian, City of Battle Ground, Clark County, Washington, described as follows:

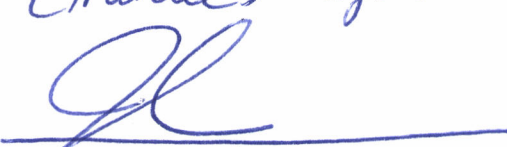
BEGINNING at a concrete monument with brass cap marking the Quarter corner between Sections 2 and 3; thence North 89°27'07" West, along the North line of the Southeast quarter of Section 3, for a distance of 1510.18 feet to a 1/2 inch iron rod as shown in Book 41 of Surveys at page 160, Clark County Auditor's Records, said point being the Northwest corner of the CITY OF BATTLE GROUND TRACT as described under Clark County Auditor's File No. 8811210044; thence South 00°48'26" West, along the West line of the CITY OF BATTLE GROUND TRACT, 579.40 feet to the TRUE POINT OF BEGINNING; thence continuing South 00°48'26" West, 250.00 feet to a 1/2 inch iron rod (Survey 41-160); thence continuing along the West line of the CITY OF BATTLE GROUND TRACT South 00°44'55" West, 60.55 feet to a 1/2 inch iron rod (Survey 41-160) marking the Northeast corner of the BATTLE GROUND ASSOCIATES TRACT as described under Clark County Auditor's File No. 9106170021; thence North 89°22'24" West, 350.00 feet; thence North 00°47'46" East, 310.06 feet to the South line of the CITY OF BATTLE GROUND TRACT as described under Clark County Auditor's File No. 3126557; thence South 89°27'07" East, parallel with the North line of the Southeast quarter of Section 3, for a distance of 350.00 feet to the TRUE POINT OF BEGINNING.

EXCEPT those portions conveyed by Instruments recorded March 31, 2005 and April 26, 2005, under Auditor's File No(s). 3966681 and 3978468, respectively, records of Clark County, Washington.

ALSO EXCEPT that portion conveyed to the State of Washington under Auditor's File No. 4028442.

The purpose of the quit claim deed is to confirm that the grantors make no claim to fee title in the subject Property. To the extent that any Grantor held a prior fee title interest in the Property at any time, all such interests were terminated by the Grantee's completion of its nonjudicial foreclosure sale on June 10, 2011, following which fee title to the Property was conveyed to Grantee under the Trustee's Deed recorded on June 15, 2011, Auditor's File No. 4770991.

Grantor's agent

Tiffany K. Johnson,
Chicago Title

Grantee's agent

Jessie Harris,
Chicago Title